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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

7d This Instrument Prepared By & Return To:
Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138; 901-754-6440
MS Bar # 2492

WARRANTY DEED

GRANTOR: Michael Murphy
6538 Timber Oaks Dr.
Olive Branch, MS 38654
Phone: 901-297-7756 N/A

GRANTEE: Billy Gene Mitchell, III
10377 Yates Dr.
Olive Branch, MS 38654
Phone: 901-831-1178 N/A

THIS INDENTURE, made and entered into this **20th day of July 2011**, by and between **Michael Murphy, GRANTOR**, and **Billy Gene Mitchell, III, GRANTEE** herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors have bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 301, Section H, Magnolia Estates Subdivision, situated in Section 35, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 41, Page 41, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grantor herein by Warranty Deed of record in Book 655, Page 163 in said Chancery Clerk's Office.

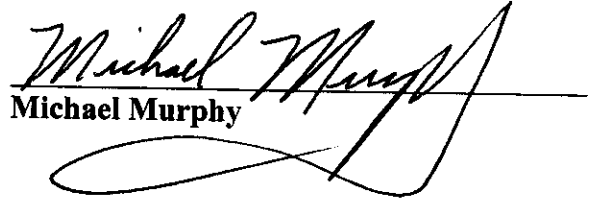
Michael Murphy herein further warrants and covenants that the above described property is not the principal residence of either himself or his present wife, Laura Ann Murphy.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, his heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as shown in Plat Book 41, Page 41; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which

are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors the day and year first above written.

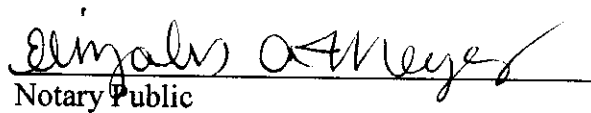

Michael Murphy

STATE OF MS
COUNTY OF DeSoto

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Michael Murphy**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of July 2011.

My Commission Expires: 6/21/15


Notary Public

